

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: OCTOBER 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-23524 - PUBLIC HEARING - APPLICANT: FF DEVELOPMENT, LP - OWNER: FAIRFIELD CENTENNIAL, LLC - Request for a Variance TO ALLOW A RETAINING WALL HEIGHT OF 12 FEET WHERE THE MAXIMUM RETAINING WALL HEIGHT IS SIX FEET ON THE NORTH, SOUTH AND EAST PROPERTY LINES, AND TO ALLOW A TOTAL HEIGHT OF 15.5 FEET WHERE THE MAXIMUM TOTAL HEIGHT OF RETAINING AND SCREENING WALLS IS 12 FEET FOR A PROPOSED 414-UNIT CONDOMINIUM DEVELOPMENT on 15.5 acres on the south side of Centennial Parkway, approximately 340 feet east of Puli Road (APNs 126-25-101-001, 002, and 005), PD (Planned Development) Zone under Resolution of Intent to R-4 (High Density Residential) Zone, Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda – Protest postcards
7. Backup referenced from the 09-13-07 Planning Commission Meeting Item 29

Motion made by STEVEN D. ROSS to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
 GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
 (Did Not Vote-None); (Excused-None)

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Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 98 and 99.

ATTORNEY CHRIS KAEMPFER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and stated that the variance request is to allow up to 12 feet of a retaining wall in certain locations on the subject site. As the property is terraced and slopes down, it has to meet the Americans with Disabilities Act (ADA) requirements, which limits the degree of sloping on streets and driveways. ATTORNEY KAEMPFER pointed out on the map the locations where the retaining wall would be 12 feet and respectfully requested approval of the applications.

MAYOR GOODMAN declared the Public Hearing closed for Items 98 and 99.

